

**Flat 3, 22 Chalcot Square**

**2044/D&A**

**DESIGN & ACCESS STATEMENT**

**26/04/2018**

**1.0 Access.**

- 1.1 The access arrangement to the dwelling will remain as existing
- 1.2 The escape facility for the dwelling will remain as existing
- 1.3 The access to the front terrace will remain as existing

**2.0 Design.**

- 2.1 The existing solid fire escape door at the rear of the side elevation will be replaced in the existing opening with a timber framed glass door to allow more light into the upper floor area, thereby improving the quality of the environment for the occupiers. The door itself will not be visible from the public realm, and has no impact on the amenity of any adjoining owner.
- 2.2 The non original timber trellis fencing on the upper part of the external wall to the front roof terrace will be removed, and replaced with a more appropriate decorative metal balustrading, thereby enhancing the appearance of the front elevation, and improving the appearance of the building in the Conservation Area.
- 2.3 The existing internal access stair will be retained and the existing (non original) timber balustrading (which is not compliant) will be replaced with a new timber handrail and balustrading which will comply with current Building Regulations.
- 2.4 All floor finishes (which are again non-original) will be replaced throughout (as noted), with new skirtings to the perimeter.
- 2.5 The non-original partitioning on the third floor will be modified, as shown, to improve the layout and the amenity for the occupants.
- 2.6 A boiler (to provide both heating and domestic hot water facilities) will be introduced to replace the existing water storage tanks which are not original. This will be flued to the rear of the dwelling with a small terminal outlet.  
Note: This is a minor amendment to the previously granted consent, as the position of the terminal on the rear elevation is relocated.
- 2.7 The non original top floor will remain open plan (for use as reception and kitchen).
- 2.8 Non original internal doors and architraves will be replaced throughout.